

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES

Date: May 14, 2015

Meeting # 204

Project: 1100 Key Highway

Phase: Continued Schematic

Location: Federal Hill

PRESENTATION:

Josh Woodridge, Senior Director of Development at the Bainbridge Companies LLC, the new developers, gave a brief introduction of his company and its focus on transit-oriented development, mentioning a recently completed local project, the Lenore on East Lexington Street.

Baret Dickson of Hord Coplan Macht Architects gave a brief history of the site and reviewed other changes to the project, particularly a one-floor reduction in the height of the building and the elimination from the project of a triangular lot at the corner of Key Highway and Cross Street, which was found to be owned by others. The currently proposed project is somewhat smaller than previously presented by the prior developer with 225 rather than 300 residential units occupying 5-6 levels of residential units over 2-3 levels of structured parking. The southern portion of the project accommodates a lobby entrance and several three-storey townhouse type units with private landscaped garden entrances against the three levels of the parking garage. The remaining Key Highway ground level is occupied by lobbies and other amenity spaces toward the Cross Street end of the project. Additionally, three cores are planned for the building(s) with three sections of slightly differing building character recalling a unifying modern industrial character. Besides the two major Key Highway entrances, a third entry on Covington Street opposite the Digital Harbor High School has been added.

Landscape Architect Michael Casey of Kimley- Horn presented preliminary landscape concepts.

Comments from the Panel:

Overall, the Panel was complimentary of the proposed changes, although the impression of a green space where the outstanding triangular lot is located raised many new questions about the treatment of that corner. The modern industrial aesthetic was positively received. Areas requiring additional study were recommended by Panel members as follows:

1. **Three-part massing along Key Highway** – The Panel felt that the three-part massing along Key Highway should be strengthened by creating a wider and deeper setback between the three sections as well as possibly introducing a contrasting treatment of the top floors for added differentiation. The “bridge” element between the middle and northernmost sections of the building should have more of a “see through” feeling. Additionally it was suggested that the northernmost section near Cross Street might be one floor lower in deference to possible views to the Digital Harbor building from Key Highway. It was also suggested to re-evaluate the 2-part division of the south portion of the building. The design may be better served to have a 1/3 – 2/3 read for the industrial facades that could align with the parking entrance and allow the southern portion of the building to really terminate the Key Highway axis before the bend. The misalignment along Key Highway and Covington Street was also questioned as it impacted the ground plane and streetscape.
2. **Relationship/Visibility to Digital Harbor High School** – Concern continues regarding the total blockage of Key Highway visibility to the Digital Harbor School, its main entrance and its Covington Street building corner. Suggestions offered included lowering the building at this end

of the project, or a wider landscaped sidewalk area with the building setting back further from Cross Street.

3. **Garage Expression along Covington** – More detailed information about the one story garage expression along Covington Street including garage screening materials were requested although the adjacent landscaped setback area appears to be promising. Additional access to this Covington Street area from the apartments was suggested.
4. **Landscape Detail** – In general, more development was requested on landscape proposals, particularly at the Covington Street garage planting areas, the “townhouse” gardens and main entrances. Concern was voiced about the intended use and roles of ornamental and shade trees as street edging devices. More detail is required regarding the actual interface between the excluded triangular lot and the subject property in terms of lot lines, setbacks etc.

Panel Action: Recommend Schematic approval addressing above comments.

Attending:

Josh Woodridge - the Bainbridge Companies LLC
Baret Dickson, John Lange, Monica Robertson, Sharon Pula - Hord Coplan Macht
Michael Casey, Jessica Heinz – Kimley-Horn
Caroline Hecker – RMG
Dennis Riditer – 1220 Key Company LLC
Glenn Charlow – NJR Federal Hill Properties, LLC
Larry Mason – FHSNA
Rufus Lusk - FHNA

Dr. Means, Messrs. Bowden*and Burns - UDARP Panel

Director Tom Stosur, Anthony Cataldo, Christina Hartsfield, Wolde Ararsa –Planning Dept